



**Board of Commissioners of Cook County
Zoning and Building Committee**

Wednesday, March 12, 2014

10:00 AM

***Cook County Building, Board Room,
118 North Clark Street, Chicago, Illinois***

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

According to the Cook County Board's Rules of Organization and Procedure, Section 2-107 (dd), public testimony will be permitted at regular and special meetings of the Board and at committee meetings of the Board. Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

SPECIAL USE/UNIQUE USE

14-1699

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-06; Special Use Permit in a P-1 Public Land District

Township: Palos

County District: 17

Property Address: 9600 Wolf Road, Willow Springs, Illinois.

Property Description: The Subject Property is located off of Wolf Road South of 95th Street in Willow Springs

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Development & Planning, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks a Special Use Permit in a P-1 Public Land District to develop a new campground, Bullfrog Lake Campground. Bullfrog Lake Campground is to serve families and youth groups in unincorporated Palos Township.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

14-1700

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-10, Special Use Permit in a P-1 Public Land District

Township: Palatine

County District: 14

Property Address: 1801 North Quentin Road, Barrington, Illinois

Property Description: Camp Reinberg is located in Deer Grove Forest Preserve on Quentin Road between Lake Cook and Dundee Roads.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks a Special Use Permit in a P-1 Public Land District to improve the campground facilities at Camp Reinberg. Camp Reinberg is to serve families and youth in unincorporated Palatine Township.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: The Amendment constitutes the proposed new toilet/shower building is no longer attached to the dining hall but would be a separate detached building near the dining hall (new configuration is attached in the Final Findings).

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

14-1701

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-07; Special Use in a P-1 Public Land District

Township: Bremen

County District: 6

Property Address: The commonly known address is 14500 Oak Park Avenue, Oak Forest, Illinois

Property Description: The subject property is located off of Oak Park Avenue between 143rd street and 147th street in Oak Forest.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks to expand the use of the existing campsite at Camp Sullivan. Camp Sullivan is to serve families and youth groups in unincorporated Bremen Township.

Recommendation: ZBA Recommendation that the application be granted as Amended

Conditions: The amendment constitutes the proposed new toilet/shower building is no longer attached to the dining hall but would be a separate detached building near the dining hall (new configuration is attached in the Final Findings).

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

14-1705

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-08; Special Use Permit in a P-1 Public Land District

Township: Thornton

County District: 4

Property Address: 1000 Torrance Avenue, Calumet City, Illinois

Property Description: The subject property is located off of Torrence Av. between 159th Street and Michigan City Road in South Holland, Illinois.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks the construction of a new camp site Camp Shabbona. Camp Shabbona is to serve families and youth groups

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

14-1706

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: SU 13-09; Special Use Permit in a P-1 Public Land District

Township: Wheeling

County District: 14

Property Address: 218 Portwine Road, Northbrook, Illinois.

Property Description: The Campground is located off of Portwine Road between Lake Cook and Dundee Roads.

Owner: Forest Preserve District of Cook County

Applicant: Christine Slattery, Director of Planning and Development, Forest Preserve District of Cook County,

Current Zoning: P-1 Public Land District

Intended use: Applicant seeks to develop and improve the campground facilities, Camp Dan Beard. Camp Dan Beard is to serve families and youth groups

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: The Amendments are as follows:

Phase One plans include building one (1) two-bedroom cabins, five (5) primitive cabins and two (2) group camp sites accommodating 200 people. A toilet shower building and a picnic shelter structure are also planned for Phase One.

Phase Two includes four (4) additional primitive cabins (+2 future unfunded) and twenty-one (21) drive-in or walk-in tent sites, eight (8) will have electricity, one (1) new toilet shower building and small family picnic shelters up to 3 people.

Objectors: None

History:

Zoning Board Hearing: 1/13/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

VARIATIONS

14-1807

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V 14-05; Variation to change height and dimension of sign

Township: Northfield

County District: 14

Property Address: 3001 Sanders Road, Northbrook, Illinois

Property Description: The Subject Property consists of approximately ~~45~~ 21.93 acres, located on the East side of Sanders Road approximately 5600 feet South of Willow Road

Owner: Modern Signs, Inc. - Ernie DiFiore

Applicant: Allstate Insurance - Jeanne Kersten

Current Zoning: C-7 Office/Research Park District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, in an in the C-7 Office/Research Park District to increase the height of a monument sign (North sign) from maximum allowed 20 feet to 25 feet and increase the area of sign face from maximum allowed 200 square feet to 525 square feet.

Recommendation: ZBA Recommendation that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

14-1808

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V 14-04; Variation Permit in C-7

Township: Northfield

County District: 14

Property Address: 3001 Sanders Road, Northbrook, Illinois.

Property Description: The Subject Property consists of approximately ~~32~~ 41.68 acres, located on the East side of Sanders Road approximately 5600 feet South of Willow Road

Owner: Modern Signs, Inc. - Ernie DiFiore

Applicant: Allstate Insurance - Jeanne Kersten

Current Zoning: C-7 Office/Research Park District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, to increase the height of a monument sign (South sign) from maximum allowed 20 feet to 25 feet and increase the area of sign face from maximum allowed 200 square feet to 525 square feet

Recommendation: ZBA Recommendation that the application be granted as amended

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

14-1809

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: V 14-03; Variation to reduce set back

Township: Lyons

County District: 16

Property Address: 5413 South Edgewood, La Grange Highlands, Illinois.

Property Description: The Subject Property consists of approximately .5 acres, located on the East side of Edgewood Avenue approximately 411.56 feet North of 55th Street

Owner: Matthew and Jessica Pfennig

Applicant: Alan Moskiewicz

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance, as amended, in an R-4 Single Family Residence District to reduce the left interior side yard setback from the minimum required 15 feet to a proposed 11 feet, Variance is sought in order to construct a proposed detached garage

Recommendation: ZBA Recommendation that the application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 2/19/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A

MAP AMENDMENT

14-0061

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: MA 13-02; Map Amendment for the Subject Property from R-7 General Residence District to C-2 Restricted Office District

Township: Palos

County District: 17

Property Address: 13011 S. 104th Ave., Palos Park, Illinois

Property Description: The Subject Property location is the Northeast corner of 131st Street and 104th Avenue Palos Park, Illinois

Owner: Peace Properties, LLC

Applicant: George Maurides

Current Zoning: R-7 General Residence District

Intended use: Applicant seeks a Map Amendment to rezone the Subject Property from R-7 General Residence District to C-2 Restricted Office District. Map Amendment is sought in order to bring existing uses into compliance.

Recommendation: Recommendation of Approval as Amended.

Conditions: And request that the Planned Urban Development be amended accordingly.


Objectors: None

History:

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 2/19/2014

County Board extension granted: N/A


Matthew B. DeLeon, Secretary

Chairman: Silvestri

Vice-Chairman: Murphy

Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 4/9/2014.